

Some basic considerations are required in setting aside land for commercial use. These considerations include:

1. Protection and improvement of the central business district through the development of an attractive business environment.
2. Encouragement of growth that is compact, convenient and has easy access from all parts of the community.
3. Provision for safe and efficient circulation for foot and auto traffic, with sufficient parking space.
4. Compatible neighboring land uses for the commercial areas, with "buffer zones" where necessary to prevent blighted areas from developing as a result of residential land uses being exposed to noise, traffic or unsightly loading areas.

The Population and Economic section and Land Use Survey and Analysis section of this report pointed out the need for rejuvenation of the central business district (CBD) in Maiden. The type of improvement needed here is not just a coat of paint (although even this sometimes makes a remarkable difference), but an intensive program toward upgrading the entire CBD area. Some buildings could be greatly improved with fairly minor remodeling of the interior as well as the exterior, e.g., store fronts, display tables and cases, lighting, etc. Others should be completely removed and replaced.

Convenient, attractive parking areas should be provided in the CBD area. Space that is now vacant could be combined with the additional space that would result from the removal of some of the dilapidated buildings and turned into paved, neatly landscaped lots for parking. This coupled with tasteful, yet relatively inexpensive, wood or concrete benches and other "street furniture" could transform the downtown area into a pleasant area to go to shop. Along with this treatment, the stores that